

**STRATA CORPORATION BCS2478
SPECTRUM "I & II"
111 WEST GEORGIA STREET
668 CITADEL PARADE
VANCOUVER, BC**

MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF STRATA PLAN BCS2478 SPECTRUM "I & II", HELD IN THE MEETING ROOM, ADJACENT TO THE LOBBY OF TOWER "I", 111 WEST GEORGIA STREET, VANCOUVER, B.C. ON WEDNESDAY, APRIL 30TH, 2008 AT 6:30 P.M.

IN ATTENDANCE

Fiona Burke – President
Tom Mah – Vice President
Pasha Pourfallah – Treasurer

Ana Knight
Curtis Morrison

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Joseph Tsang, Senior Property Manager

REGRETS

Amita Gill

GUESTS

Mary Wilson (678 Citadel)

Mohammed Bayat (2303, T1)

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:35 p.m.

2. **GUEST PRESENTATION**

Ms. Mary Wilson (678 Citadel) and Mr. Mohammed Bayat (2303, T1) were in attendance for about five (5) minutes each to discuss issues surrounding their respective strata lots.

Note: Council requests that any Owners who wish to be present at Council Meeting to discuss issues pertaining to their own suite are requested to provide Rancho's office with written submission at least five (5) business days prior to the scheduled Council Meeting. This is to ensure that Council has sufficient time to review the materials that the Owner(s) wish to discuss. Owners who fail to comply with such request will be turned away.
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3. **PREVIOUS MEETING MINUTES**

There being no errors or omissions, Council adopted the minutes of the previous meeting held on March 5, 2008 as presented.

4. **COMMITTEE REPORT**

a) **“Club Ozone/Parkade”:**

There have been concerns received with respect to the interior quality of the cardio equipments in the gym and that they should be replaced with commercial grade. The Property Manager presented Council with a quote from Fitness Depot on upgrading the equipment. Council request that a second (2nd) quote be obtained for Life Fitness Equipment and that the “Club Ozone” representatives from “Spectrum 1 & 2” (Mr. Curtis Morrison) is to consult with the “Club Ozone” representatives from “Spectrum 3 & 4” to find out if their strata are in agreement.

i) **Concierge Services:** A suggestion was made to approach “Spectrum 3 & 4” to find out how they feel about putting a Concierge staff in each of the “Spectrum” tower lobbies.

ii) **Multipurpose Room:** Complaints have been received from Residents residing in the townhouses with respect to the noise disturbances emanating from the multipurpose room, especially when parties are being held until 2 A.M. and conversations are being conducted on the patio outside the multipurpose room. Those Residents further suggested that the closing time for the multipurpose room be changed to 12 A.M. on weekends instead of 2 A.M. Council considered the pros and cons of allowing the booking of the multipurpose to go until 2 A.M. on weekends and agreed that the best solution to curb the noise level from spilling out onto the courtyard is to install locks on the glass door preventing the doors from being opened.

iii) **Carwash Area:** The Property Manager has identified an area on Level P1 which is suitable for washing cars. The cost to run the hose bib from the nearest water source is estimated at approximately \$4,800 due to the fact that building code requires the water lines be connected with heat trace to prevent the pipes from freezing in the winter months. Mr. Morrison was asked to consult with “Spectrum 3 & 4” to see if they support a carwash area. Council further request that the Property Manager obtain a quote for a coin operated vacuum.

b) **Deficiencies:**

Concord Pacific has responded in a letter dated April 8th, 2008 that a handicap button and handicap door closure for the ramp adjacent to “Tower I” lobby are not needed, and was built as per the original design. Council requested that this item be added on to the common area deficiencies list to be submitted to the third (3rd) party warranty provider.

4. **COMMITTEE REPORT – CONT'D**

c) **Bylaws:**

Council was presented with copies of letters sent to those Residents who are in contravention of the strata's bylaws, rules and regulations.

It has been observed that numerous Residents are driving out of the underground parking garage without waiting for the overhead gates to close completely. Thus, compromising the overall building's security. The Property Manager was asked to install a high resolution camera by the overhead gates to catch those Residents who neglects to wait for the overhead gates to close completely before driving away, and fines of \$200 per occurrence be levied. Council requested that a letter be circulated to all Residents advising that there will be a grace period of one (1) month before fines are being assessed. Council also approved the installation of a camera behind the Concierge desk to prevent Concierge staff from being abused by Residents/Guests at “Spectrum”.

5. **CORRESPONDENCE**

Owners are invited to write Strata Council, via Rancho Management Services on any Strata related matters and send them to Rancho's office at 701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, or by fax to 604-684-1956 or by e-mail to josephtsang@ranchogroup.com

Correspondence received from Owners was presented to Council for review and instruction was given to the Property Manager on how to respond.

6. **NEW BUSINESS**

a) **Deck Installation:**

Council received two (2) requests from Owners wanting to install a wooden deck on top of their existing patios/balconies. Such requests were declined for aesthetic reasons, but more importantly, any changes to the original design will result in the builder's warranties being void.

b) **Short Term Rentals:**

It has come to Council's attention that there is an individual who is leasing a handful of suites from investor Owners at the “Spectrum” towers and subletting them out as short term rentals. Such practice is a contravention of the *Residential Tenancy Act*, as Landlord's permission is required for sub-letting of all Residential Properties in British Columbia. Furthermore, City of Vancouver bylaws prohibits Rentals in Residential Buildings for less than thirty (30) days. All investor Owners are warned to exercise cautious of who they are renting their suites to. Council recommends that all investor Owners use the services of a professional management company to screen the tenants.

6. **NEW BUSINESS – CONT'D**

b) **Short Term Rentals – Cont'd:**

- i) **Form K:** The Property Manager was asked to do an inventory of the form “K”. A memo is to be circulated to all Owners reminding them that in accordance with the *Strata Property Act*, a signed form “K” must be submitted to a strata when leasing out their suite. A deadline of **June 15, 2008** has been set and that those Owners who fail to comply will be assessed a fine of \$200 per occurrence until compliance.

c) **Insuite Renovation:**

Council was presented with two (2) requests to install wooden duckboard and pergola on individual patio. Such proposed renovation was declined due to concerns in regards to the overall uniformity of the building, and potentially void the original warranties, which are provided by the builder.

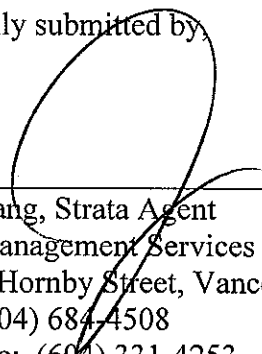
7. **NEXT MEETING**

The next Council Meeting has been tentatively scheduled for **Wednesday, May 28th, 2008 at 6:30 p.m.** in the meeting room above the Concierge’s desk.

8. **TERMINATION**

There being no other business to discuss, it was **MOVED, SECONDED and CARRIED** to terminate the meeting at 9:05 p.m.

Respectfully submitted by,



Joseph Tsang, Strata Agent
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RANCHO’S INTERNET SITE

Rancho’s website has been updated with lots of new features. We invite you to check us out at <http://www.ranchovan.com>. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com, or by calling us at: (604) 684-4508.